

ORDINANCE NO. 1430

AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, TO AMEND SECTION 6, SUBSECTION G THEREOF, BY REPEALING PARAGRAPH 4; TO AMEND SECTION 6 OF SAID TITLE AND CHAPTER BY ADDING THERETO TWO NEW SUBSECTIONS, SUBSECTION (Q) TO PROVIDE FOR TEMPORARY REAL ESTATE SALES OFFICES IN TRACT DEVELOPMENTS, AND SUBSECTION (T) TO PROVIDE FOR STREET INTERSECTION SIGHT RESTRICTION; TO AMEND SECTION 8, SUBSECTION A BY REPEALING PARAGRAPH 3 THEREOF; TO AMEND SECTION 8, SUBSECTION A, PARAGRAPH 8, BY REPEALING SUBPARAGRAPH (b) THEREOF; TO AMEND SECTION 8.5, SUBSECTION A, BY REPEALING PARAGRAPH 4 THEREOF; TO AMEND SECTION 8.5, SUBSECTION A, PARAGRAPH 8 BY REPEALING SUBPARAGRAPH (e) THEREOF; TO AMEND SECTION 9, SUBSECTION A, BY REPEALING PARAGRAPH 4 THEREOF; TO AMEND SECTION 9, SUBSECTION A, PARAGRAPH 8 BY REPEALING SUBPARAGRAPH (e) THEREOF; TO AMEND SECTION 12, SUBSECTION A BY REPEALING PARAGRAPH (b) THEREOF; TO AMEND SECTION 13, SUBSECTION A, PARAGRAPH 3 BY REPEALING SUBPARAGRAPH (b) THEREOF; TO AMEND TITLE XI, CHAPTER 1 BY ADDING THERETO A NEW SECTION, TO BE DESIGNATED SECTION 11.A, PROVIDING A ZONING DESIGNATION "R-MH (MOBILE HOME RESIDENCE DISTRICT)"; PROVIDING OTHER MATTERS PROPERLY RELATING THERETO; PROVIDING PENALTIES FOR THE VIOLATION HEREOF; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS DOES ORDAIN

AS FOLLOWS:

SECTION 1. Paragraph 4, Subsection G, Section 6, Chapter 1, Title XI of the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, is hereby repealed.

SECTION 2. Section 6, Chapter 1, Title XI of said Municipal Code is hereby amended by adding thereto two new subsections, to be designated Subsections (Q) and (T) to read as follows:

11-1-6: (Q): Temporary Real Estate Sales Offices: The Planning Commission shall have the authority to allow a temporary sales office operated for the sale of dwelling units in a Tract Development or Planned Unit Development when located on the same parcel of land. No transactions other than the sale of property within the particular development shall be permitted and, further, the Planning Commission may attach whatever regulatory conditions said Commission deems advisable.

11-16: (T): Street Intersection Sight Restriction Provisions: Any structure, fence, hedge, wall or other obstruction to vision proposed within a twenty-five foot (25') radius of the intersection of the curb lines extended in a residential zone shall be permitted only when authorized by the Traffic Engineer.

SECTION 3. Title XI, Chapter 1, Section 8, Subsection A of said Municipal

Code is hereby amended to read as follows:

11-1-8: (A) Uses Permitted.

1. One-family dwellings of a permanent character placed in a permanent location, containing not more than one (1) kitchen and used by but one (1) family.
2. Pending residential development, the following agricultural uses:

- (a) Field crops, truck gardening, berry bush or tree crops, flower gardening, nurseries, greenhouses, orchards and aviaries.
- (b) Poultry farms, farms devoted to the keeping, raising and marketing of poultry, rabbits, frogs, fish and similar creatures, provided that no killing or dressing of poultry or other creatures shall be permitted other than that which is incidental to the permitted use.
- (c) Sale of any of the aforementioned products which are raised on the premises, provided that no commercial building shall be constructed primarily for such sale.
- (d) Small livestock farming, including the breeding and raising of domestic animals.

(Any or all of the above uses must be completely discontinued within one (1) year following the date of completion of any type of urban residential or commercial development located within one thousand three hundred twenty feet (1,320') of the exterior boundaries of said use.)

3. Accessory buildings, including the private garage, guest house, detached stable, barn, corral, pen, kennel, a facility for the slaughter and dressing of poultry or other permitted products, when located not less than one hundred feet (100') from the front lot line, nor less than twenty-five feet (25') from any other lot line, or closer than twenty-five feet (25') from the dwelling.
4. Name Plates and Signs: One (1) name plate, not exceeding

three square feet (3 sq. ft.) in area, indicating the name of the occupant and permitted occupation. One (1) single or double-faced sign, not exceeding twelve square feet (12 sq. ft.) in area and not located nearer than ten feet (10') to any street or highway, and pertaining only to the protection, sale, rental or lease of the property on which it is located, or the products on the premises; and signs not to exceed three square feet (3 sq. ft.) in area warning against trespassing.

5. Family-care home, as defined in Chapter 5 of Title II of this Code, provided, such facility is approved by the Child Welfare Board and meets all duly adopted standards for such facility.

6. Farms or ranches for the grazing, breeding, raising or training of horses or cattle, excluding goats, hogs and other malodorous animals, and livestock feeding or sales yards, provided the lot or parcel of land is not less than five (5) acres in area.

7. The following uses upon securing of a Use Permit as provided in Section 24 of this Chapter:

(a) Public or quasi-public uses, churches, public utilities and services, radio and television broadcasting facilities.

(b) Home occupation as defined in Section 24 of this Chapter.

(c) Child nursery or infant nursery as defined in Chapter 5 of Title II of this Code, provided, such facility is approved by the Child Welfare Board and meets all duly adopted standards for such facilities.

(d) Hospitals as defined herein, provided the hospital meets the following minimum standards and criteria:

(1) Size of Plot: Minimum one (1) acre (forty thousand square feet (40,000 sq. ft.)).

- (2) Density: Maximum twenty-five (25) hospital beds per acre of land.
 - (3) Building Line Setbacks: The same as required in each zoning district for a single-family dwelling.
 - (4) Building Height: One (1) story.
 - (5) Off-Street Parking: One (1) space for each patient bed.
 - (6) Buffer Planting: Minimum of a ten foot (10') wide strip of an adequately maintained shrub or hedge at both sides and rear of property, grown to a height of six feet (6'), or a wall, built to approved design, built to a height of six feet (6'), except that the front yard fence or wall shall be erected to a maximum height of four feet (4'), with that portion which is more than two feet (2') high being fifty percent (50%) open.
 - (7) Access: All hospitals or institutions of this type shall be located either on a major street, as defined by the Major Street Plan, or on a designated collector street with a minimum pavement width of forty-eight feet (48').
 - (8) Driveways: Center line of driveways for emergency vehicles must be located at a minimum of thirty-five feet (35') from any residential property line.
- (e) Convalescent home as defined herein, provided the convalescent home meets the following minimum standards and criteria:
- (1) Size of Plot: Minimum one-half (1/2) acre (twenty thousand square feet (20,000 sq. ft.)).
 - (2) Density: Maximum twenty-five (25) beds per acre of land.
 - (3) Building Line Setbacks: The same as required in

each zoning district for a single-family dwelling.

(4) Building Height: One (1) story.

(5) Off-Street Parking: One (1) space for each two (2) patient beds.

(6) Buffer Planting: Minimum of ten feet (10') wide strip of adequately maintained shrub or hedge at both sides and rear of property, grown to a height of six feet (6'), or a wall, built to approved design, built to a height of six feet (6'), except that the front yard fence or wall shall be erected to a maximum height of four feet (4'), with that portion which is more than two feet (2') high being fifty percent (50%) open.

(7) Access: All institutions of this type shall be located either on a major street, as defined by the Major Street Plan, or on a designated collector street with a minimum pavement width of forty-eight feet (48').

SECTION 4. Title XI, Chapter 1, Section 8.5, Subsection A of said Municipal Code is hereby amended to read as follows:

11-1-8.5: R-A, RANCH ACRES:

(A) Uses Permitted:

1. One family dwellings of a permanent character, placed in a permanent location, containing not more than one (1) kitchen and used by but one family.
2. The following light agricultural uses: Flower gardening, private nurseries, green houses, orchards and aviaries, provided none of the products thus raised is offered for sale on the premises.
3. The raising, keeping and breeding of domestic animals as an incidental use, but not for commercial purposes, subject to the following limitations: Not more than three (3) horses or three (3) dogs for each one-half (1/2) acre of land.

4. Accessory Buildings and Accessory Structures:

(a) Accessory buildings and accessory structures may be permitted to occupy a portion of the rear yard when located as provided by Section 6, Subsections (D) and (E) of this Chapter, and further provided that corrals, stables, aviaries and apiaries shall not be closer than one hundred feet (100') to the front lot line nor closer than twenty-five feet (25') to any other lot line and no more than three (3) horses for each one-half (1/2) acre of land shall be permitted.

(b) Private horses and stables, provided that not more than three (3) horses are stabled for each one-half (1/2) acre of land included in the building site, and provided further, that no stable or corral shall be built closer than fifty feet (50') from any dwelling or one hundred feet (100') from the front lot line.

(c) A single guest house may occupy a portion of the rear yard when located as provided in Section 6, Subsections (D), (E) and (F) of this Chapter.

(d) Tennis courts when located in the rear yard area and set back a minimum of ten feet (10') from the rear and side property lines, providing the screening is not higher than twelve feet (12') and further providing that the screening above the height of six feet (6') is open so as not to restrict light and ventilation.

5. Family care home, as defined by the Child Welfare Ordinance of the City, provided such facility is approved by the Child Welfare Board and meets all duly adopted standards of such facility.

6. Name plates and signs - One name plate for each dwelling unit, not exceeding three square feet (3 sq. ft.) in area, indicating the name of the occupant and permitted occupation.

One unlighted single or double-faced sign, not exceeding twelve square feet (12 sq. ft.) in area and located no closer than ten feet (10') to any street and pertaining only to the respective lease, sale or rental of the property on which it is located, and signs not exceeding three square feet (3 sq. ft.) in area warning against trespassing.

7. The following additional uses, subject to the securing of a Use Permit in each case, as provided in Section 24 of this Chapter.

(a) Public and quasi-public uses; churches.

(b) Child nursery or infant nursery, as defined by the Child Welfare Ordinance of the City, provided such facility is approved by the Child Welfare Board and meets all duly adopted standards for such facility.

(c) Hospitals, provided the hospital meets the criteria listed under Section 8 of this Chapter.

(d) Convalescent homes as defined herein, provided the convalescent home meets the criteria listed under Section 8 of this Chapter.

SECTION 5. Title XI, Chapter 1, Section 9, Subsection A is hereby amended to read as follows:

11-1-9: R-E, RESIDENCE ESTATES:

(A) Uses Permitted:

1. One (1) family dwellings of a permanent character, placed in a permanent location, containing not more than one (1) kitchen and used by but one (1) family.
2. The following light agricultural uses: Flower gardening, private nurseries, greenhouses, orchards and aviaries, provided none of the products thus raised are offered for sale on the premises.
3. The raising, keeping and breeding of domestic animals as an incidental use, but not for commercial purposes, subject to the following limitations: Not more than three (3)

horses or three (3) dogs for each one-half (1/2) acre of land.

4. Accessory Buildings and Accessory Structures:

(a) Accessory buildings and accessory structures may be permitted to occupy a portion of the rear yard when located as provided by Section 6, Subsections (D) and (E) of this Chapter, and further provided, that corrals, stables, aviaries and apiaries shall not be closer than twenty-five feet (25') to any other lot line and no more than three (3) horses for each one-half (1/2) acre of land shall be permitted.

(b) Private horses and stables, provided that not more than three (3) horses are stabled for each one-half (1/2) acre of land included in the building site, and provided further, that no stable or corral shall be built closer than fifty feet (50') from any dwelling or one hundred feet (100') from the front lot line.

(c) A single guest house may occupy a portion of the rear yard when located as provided by Section 6, Subsections (D), (E) and (F) of this Chapter.

(d) Tennis courts when located in the rear yard area and set back a minimum of ten feet (10') from the rear and side property lines, providing the screening is not higher than twelve feet (12') and further providing that the screening above the height of six feet (6') is open so as not to restrict light and ventilation.

5. Family-care home, as defined in Chapter 5 of Title II of this Code, provided such facility is approved by the Child Welfare Board and meets all duly adopted standards of such facility.

6. Name Plates and Signs: One (1) name plate for each dwelling unit, not exceeding three square feet (3 sq. ft.) in area, indicating the name of the occupant and permitted occupation. One (1) unlighted single or double-faced sign, not exceeding twelve

square feet (12 sq. ft.) in area and located no closer than ten feet (10') to any street and pertaining only to the respective lease, sale or rental of the property on which it is located, and signs not exceeding three square feet (3 sq. ft.) in area warning against trespassing.

7. The following additional uses, subject to the securing of a Use Permit in each case, as provided in Section 24 of this Chapter:

- (a) Public and quasi-public uses; churches.
- (b) Child nursery or infant nursery, as defined in Chapter 5 of Title II of this Code, provided such facility is approved by the Child Welfare Board and meets all duly adopted standards for such facility.
- (c) Hospitals, provided the hospital meets the criteria listed under Section 8 of this Chapter.
- (d) Convalescent homes as defined herein, provided the convalescent home meets the criteria listed under Section 8 of this Chapter.

SECTION 6. Title XI, Chapter 1, Section 12, Subsection A is hereby amended to read as follows:

11-1-12: R-2, TWO-FAMILY RESIDENCE DISTRICT REGULATIONS:

(A) Uses Permitted:

- 1. All uses permitted in the R-1 District.
- 2. Two-family dwellings of a permanent character placed in a permanent location.
- 3. Two (2) detached single-family dwellings, provided all yard and open space requirements of this section are complied with.
- 4. A family-care home or day nursery, as defined in Chapter 5, Title II of this Code, provided such facility is approved by the Child Welfare Board and meets all duly adopted standards of such facility.

The following additional uses, subject to the issuance of a Use Permit in each case, as provided in Section 24 of this Chapter:

- (a) Public and quasi-public uses; churches.
- (b) Hospitals as defined in this Chapter, provided the hospital meets the following minimum standards and criteria:
 - (1) Size of Plot: Minimum of one-half (1/2) acre (twenty thousand square feet (20,000 sq. ft.)).
 - (2) Density: Forty (40) hospital beds per acre.
 - (3) Building Line Setbacks and Height: as follows:
 - a. One (1) Story Structure: Twenty-five feet (25') from all property lines.
 - b. Two (2) Story Structure: Thirty-five feet (35') from all property lines.
 - c. Three (3) Story Structure: Forty-five feet (45') from all property lines.
 - d. Four (4) Story Structure: Fifty feet (50') from all property lines.
 - (4) Off-Street Parking: One (1) space for each patient bed.
 - (5) Buffer Planting: Minimum of ten feet (10') wide strip of adequately maintained shrub or hedge at both sides and rear of property, grown to a minimum height of six feet (6'), or a wall built to approved design, built to a minimum height of six feet (6'), except that the front yard fence or wall shall be erected to a maximum height of four feet (4'), with that portion which is more than two feet (2') high being fifty percent (50%) open.
 - (6) Access: All hospitals or institutions of this type shall be located either on a major street as defined

by the Major Street Plan or on a designated collector street with a minimum pavement width of forty-eight feet (48').

(7) Driveways for emergency vehicles must be located at a minimum of thirty feet (30') from any residential property line.

(c) Convalescent homes as defined herein, provided the convalescent home meets the criteria listed under Section 8 of this Chapter.

SECTION 7. Title XI, Chapter 1, Section 13, Subsection A is hereby amended to read as follows:

11-1-13: R-3, LIMITED MULTIPLE RESIDENCE:

(A) Uses Permitted:

1. All uses permitted in the R-1 and R-2 Districts.
2. Multiple dwellings in accordance with the provisions of Subsection (C) of this Section.
3. The following additional uses, subject to the issuance of a Use Permit in each case, as provided in Section 24 of this Chapter:

(a) Public and quasi-public uses; churches.

(b) Hospital, provided the hospital meets the criteria listed under Section 12 of this Chapter.

(c) Convalescent home as defined herein, provided the convalescent home meets the criteria listed under Section 12 of this Chapter.

SECTION 8. Title XI, Chapter 1 of said Municipal Code is hereby amended by adding thereto a new Section, to be designated Section 11.A, to read as follows:

11-1-11.A: R-MH - MOBILE HOME RESIDENCE DISTRICT
(Limited to Mobile Home Use Only)

(A) Uses Permitted:

1. Single family occupancy of mobile homes containing not more than one (1) kitchen and occupied by one (1) family. A mobile home shall be defined as a vehicle, other than a motor

vehicle, designed or used for human habitation, for carrying persons and property on its own structure and for being drawn by a motor vehicle.

2. Accessory buildings incidental to the use of the property for single family occupancy when located in the buildable area and no accessory building shall be moved or erected on the lot unless the lot contains a mobile home.

(B) Uses Excluded:

All uses other than the single family occupancy of mobile homes.

(C) The following performance standards shall apply to all mobile home sites:

1. Minimum Mobile Home Size: An occupied mobile home shall have a minimum width of ten (10) feet and contain a minimum of four hundred fifty (450) square feet.

2. Required Permits: No mobile home shall be placed upon a lot until all necessary permits, including permits for utility connections, have been issued by the Department of Building and Safety, and no mobile home shall be occupied until an Inspection Permit has been issued by the Department of Building and Safety.

3. Restriction on Use: No more than one mobile home shall be permitted on a lot for occupancy and no more than one additional mobile home may be stored on the same lot provided all utilities are disconnected. Any building attached to the mobile home and used for living purposes shall have interior access and no attached building shall contain kitchen facilities. No living quarters of any kind will be permitted in any accessory building and no residential use of the property shall be permitted unless the lot contains a mobile home.

4. Permanent Attachment: The wheels on a mobile home may be removed and the mobile home may be permanently attached to a footing and foundation in accordance with all requirements of the Department of Building and Safety.

5. Maximum Height: A building height of two story shall be permitted, but in no case shall the height of an accessory building exceed the height of the mobile home except that a ramada may be constructed above the mobile home for roof or shade purposes.

6. Outside Storage: No outside storage will be permitted in the front yard; however, outside storage may be permitted in the side or rear yard if completely screened from view from a public street.

7. Parking: Each mobile home lot shall contain a minimum of two surfaced parking spaces. All driveways and parking spaces shall be surfaced as required in Section (H) of this Chapter.

8. Independent Mobile Homes: Every mobile home shall have within its interior walls a water closet, a lavatory and a bathtub or shower with interior access thereto.

9. Maintenance: All open areas shall be landscaped and permanently maintained.

10. Fences and Walls: A fence or wall may be constructed on any lot not exceeding a maximum height of six feet (6') above finished grade except that on corner lots the maximum height of the fence or wall shall be determined by the Traffic Engineer to eliminate traffic sight restrictions.

(D) Mobile Home Site Area Required: The minimum mobile home site shall be sixty-five hundred (6,500) square feet with a minimum width of sixty five (65) feet; however, the lot area may be reduced to six thousand (6,000) square feet and the width to sixty (60) feet, provided the difference in area is accumulated from each lot for a common use area under joint ownership.

(E) Front Yard Required: There shall be a front yard of not less than ten (10) feet in depth, however, in no case shall an accessory building be located closer to the front yard setback line than the mobile home or attached structure.

(F) Side Yard Required: There shall be a side yard of not less than ten (10) feet in width, except on corner lots the side yard on the side street shall be fifteen feet (15') in width.

(G) Rear Yard Required: There shall be a rear yard of not less than ten feet (10') in depth.

(H) Lot Coverage: Maximum lot coverage by the mobile home and accessory structures shall not exceed fifty percent (50%) of the total lot area. The maximum coverage shall be constructed as the total roof area.

(I) Required Yards: All required yards shall not contain any accessory buildings or structures.

SECTION 9. Any person, firm or corporation violating any of the provisions of this ordinance shall, upon conviction thereof, be punished by a fine of not more than \$500.00 and/or imprisonment in the city jail for not more than six months, or any combination of such fine and imprisonment. Every day of such violation shall constitute a separate offense.

SECTION 10. All ordinances or parts of ordinances, sections, subsections, phrases, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED AND APPROVED this 22nd day of October, 1969.

ATTEST:

Edwina M. Cole
Edwina M. Cole, City Clerk

Oran K. Gragson
ORAN K. GRAGSON, Mayor

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 8th day of October, 1969, and referred to the following committee composed of Commissioners Coblentz and Corey for recommendation; thereafter the said committee reported favorably on said ordinance on the 22nd day of October, 1969, which was a regular meeting of said Board; that at said regular meeting the proposed ordinance was read by title to the Board of Commissioners as first introduced and adopted by the following vote:

VOTING "AYE": Commissioners Coblentz, Thornley, Howery, Corey and Mayor Gragson
VOTING "NAY": None ABSENT: None

ATTEST:

Edwina M. Cole
Edwina M. Cole, City Clerk

APPROVED:
Oran K. Gragson
ORAN K. GRAGSON, Mayor

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA,
COUNTY OF CLARK { ss.

Robert E. Hunter, being first duly sworn,

deposes and says: That he is Foreman of the LAS VEGAS SUN, a daily newspaper of general circulation, printed and published at Las Vegas, in the County of Clark, State of Nevada, and that the attached was continuously published in said newspaper for a period of

Twice in two weeks (once a week)

from October 25, 1969 to November 1, 1969

inclusive, being the issues of said newspaper for the following dates, to-wit:

October 25, 1 November 1, 1969

That said newspaper was regularly issued and circulated on each of the dates above named.

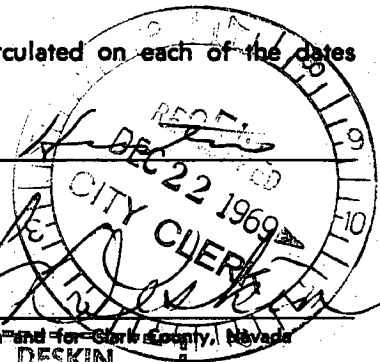
Signed _____

Subscribed and sworn to before me this 1st
day of November, 1969

My Commission Expires _____



Notary Public in and for Clark County, Nevada
RUTH V. DESKIN
Notary Public - State of Nevada
COUNTY OF CLARK
My Commission Expires April 14, 1973



ORDINANCE NO. 1430
AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, TO AMEND SECTION 6, SUBSECTION G THEREOF, BY REPEALING PARAGRAPH 4; TO AMEND SECTION 4 OF SAID TITLE AND CHAPTER BY ADDING THERETO TWO NEW SUBSECTIONS, SUBSECTION (Q) TO PROVIDE FOR TEMPORARY REAL ESTATE SALES OFFICES IN TRACT DEVELOPMENTS, AND SUBSECTION (T) TO PROVIDE FOR STREET INTERSECTION SIGHT RESTRICTIONS; TO AMEND SECTION 8, SUBSECTION A, BY REPEALING PARAGRAPH 3 THEREOF; TO AMEND SECTION 8, SUBSECTION A, PARAGRAPH 3, BY REPEALING SUBPARAGRAPH (b) THEREOF; TO AMEND SECTION 8.5, SUBSECTION A, BY REPEALING PARAGRAPH 4 THEREOF; TO AMEND SECTION 8.5, SUBSECTION A, PARAGRAPH 8 BY REPEALING SUBPARAGRAPH (e) THEREOF; TO AMEND SECTION 9, SUBSECTION A, BY REPEALING PARAGRAPH 4 THEREOF; TO AMEND SECTION 9, SUBSECTION A, PARAGRAPH 8 BY REPEALING SUBPARAGRAPH (e) THEREOF; TO AMEND SECTION 12, SUBSECTION A BY REPEALING PARAGRAPH (b) THEREOF; TO AMEND SECTION 13, SUBSECTION A, PARAGRAPH 3 BY REPEALING SUBPARAGRAPH (b); THEREOF; TO AMEND TITLE XI, CHAPTER 1 BY ADDING THERETO A NEW SECTION, TO BE DESIGNATED SECTION 11.A, PROVIDING A ZONING DESIGNATION "R-MH (MOBILE HOME RESIDENCE DISTRICT)"; PROVIDING OTHER MATTERS PROPERLY RELATING THERETO; PROVIDING PENALTIES FOR THE VIOLATION HEREOF; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

TBE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS DOES ORDAIN AS FOLLOWS:

SECTION 1. Paragraph 4, Subsection G; Section 6, Chapter 1, Title XI of the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, is hereby repealed.

SECTION 2. Section 6, Chapter 1, Title XI of said Municipal Code is hereby amended by adding thereto two new subsections, to be designated Subsections (Q) and (T) to read as follows:

11-1-4: (Q): Temporary Real Estate Sales Offices:
 The Planning Commission shall have the authority to allow a temporary sales office operated for the sale of dwelling units in a Tract Development or Planned Unit Development when located on the same parcel of land. No transactions other than the sale of property within the particular development shall be permitted and, further, the Planning Commission may attach whatever regulatory conditions said Commission deems advisable.

11-1-6: (T): Street Intersection Sight Restriction Provisions:
 Any structure, fence, hedge, wall or other obstruction to vision proposed within a twenty-five foot (25') radius of the intersection of the curb lines extended in a residential zone shall be permitted only when authorized by the Traffic Engineer.

SECTION 3. Title XI, Chapter 1 Section 8, Subsection A of said Municipal Code is hereby amended to read as follows:

11-1-8: (A) Uses Permitted:

- One-family dwellings of a permanent character placed in a permanent location, containing not more than one (1) kitchen and used by but one (1) family.
- Pending residential development, the following agricultural uses:
 - Field crops, truck gardening, berry bush or tree crops, flower gardening, nurseries, greenhouses, orchards and aviaries.
 - Poultry farms devoted to the keeping, raising and marketing of poultry, rabbits, frogs, fish and similar creatures, provided that no killing or dressing of poultry or other creatures shall be permitted other than that which is incidental to the permitted use.
 - Sale of any of the aforementioned products which are raised on the premises, provided that no commercial building shall be constructed primarily for such sale.
 - Small livestock farming, including the breeding and raising of domestic animals.
 (Any or all of the above uses must be completely discontinued within one (1) year following the date of completion of any type of urban residential or commercial development located within one thousand three hundred twenty feet (1,320') of the exterior boundaries of said use.)
- Accessory buildings, including the private garage, guest house, detached stable, barn, corral, pen, kennel, a facility for the slaughter and dressing of poultry or other permitted products, when located not less than one hundred feet (100') from the front lot line, nor less than twenty-five feet (25') from any other lot line, or closer than twenty-five feet (25') from the dwelling.
- Name Plates and Signs: One (1) name plate, not exceeding three square feet (3 sq. ft.) in area, indicating the name of the occupant and permitted occupation. One (1) single or double-faced sign, not exceeding twelve square feet (12 sq. ft.) in area and not located nearer than ten feet (10') to any street or highway, and pertaining only to the protection, sale, rental or lease of the property on which it is located, or the products on the premises; and signs not to exceed three square feet (3 sq. ft.) in area warning against trespassing.
- Family-care home, as defined in Chapter 5 of Title 11 of this code, provided, such facility is approved by the Child Welfare Board and meets all duly adopted standards for such facility.
- Farms or ranches for the grazing, breeding, raising or training of horses or cattle, excluding goats, hogs, and other malodorous animals, and livestock feeding or sales yards, provided the lot or parcel of land is not less than five (5) acres in area.
- The following uses upon securing of a Use Permit as provided in Section 24 of this Chapter:
 - Public or quasi-public uses, churches, public utilities and services, radio and television broadcasting facilities.
 - Home occupation as defined in Section 24 of this Chapter.
 - Child nursery or infant nursery as defined in Chapter 5 of Title 11 of this Code, provided, such facility is approved by the Child Welfare Board and meets all duly adopted standards for such facilities.
 - Hospitals as defined herein, provided the hospital meets the following minimum standards and criteria:
 - Size of Plot: Minimum one (1) acre (forty thousand square feet (40,000 sq. ft.)).
 - Density: Maximum twenty-five (25) hospital beds per acre of land.
 - Building Line Setbacks: The same as required in each zoning district for a single-family dwelling.
 - Building Height: One (1) story.
 - Off-Street Parking: One (1) space for each patient bed.
 - Buffer Planting: Minimum of a ten foot (10') wide strip of an adequately maintained shrub or hedge at both sides and rear of property, grown to a height of six feet (6'), or a wall, built to approved design, built to a height of six feet (6'), except that the front yard fence or wall shall be erected to a maximum height of four feet (4'), with that portion which is more than two feet (2') high being fifty percent (50%) open.
 - Access: All hospitals or institutions of this type shall be located either on a major street, as defined by the Major Street Plan, or on a designated collector street with a minimum pavement width of forty-eight feet (48').

SECTION 4. Title XI, Chapter 1, Section 8.5, Subsection A of said Municipal Code is hereby amended to read as follows:

11-1-8.5: R-A. RANCH ACRES:

(A) Uses Permitted:

- One family dwellings of a permanent character, placed in a permanent location, containing not more than one (1) kitchen and used by but one family.
- The following light agricultural uses: flower gardening, private nurseries, green houses, orchards and aviaries, provided none of the products thus raised is offered for sale on the premises.
- The raising, keeping and breeding of domestic animals as an incidental use, but not for commercial purposes, subject to the following limitations: Not more than three (3) horses or three (3) dogs for each one-half (1/2) acre of land.

4. Accessory Buildings and Accessory Structures:

(a) Accessory buildings and accessory structures may be permitted to occupy a portion of the rear yard when located as provided by Section 6, Subsections (D) and (E) of this Chapter, and further provided that corrals, stables, aviaries and aparies shall not be closer than one hundred feet (100') to the front lot line nor closer than twenty-five feet (25') to any other lot line and no more than three (3) horses for each one-half (1/2) acre of land shall be permitted.

(b) Private horses and stables, provided that not more than three (3) horses are stabled for each one-half (1/2) acre of land included in the building site, and provided further, that no stable or corral shall be built closer than fifty feet (50') from any dwelling or one hundred feet (100') from the front lot line.

(c) A single guest house may occupy a portion of the rear yard when located as provided in Section 6, Subsections (D), (E) and (F) of this Chapter.

(d) Tennis courts when located in the rear yard area and set back a minimum of ten feet (10') from the rear and side property lines, providing the screening is not higher than twelve feet (12') and further providing that the screening above the height of six feet (6') is open so as not to restrict light and ventilation.

5. Family care home, as defined by the Child Welfare Ordinance of the City, provided such facility is approved by the Child Welfare Board and meets all duly adopted standards of such facility.

6. Name plates and signs—One name plate for each dwelling unit, not exceeding three square feet (3 sq. ft.) in area, indicating the name of the occupant and permitted occupation. One unlighted single or double-faced sign, not exceeding twelve square feet (12 sq. ft.) in area and located no closer than ten feet (10') to any street and pertaining only to the respective lease, sale or rental of the property on which it is located and signs not exceeding three square feet (3 sq. ft.) in area warning against trespassing.

7. The following additional uses, subject to the securing of a Use Permit in each case, as provided in Section 24 of this Chapter:

(a) Public and quasi-public uses; churches.

(b) Child nursery or infant nursery, as defined by the Child Welfare Ordinance of the City, provided such facility is approved by the Child Welfare Board and meets all duly adopted standards for such facility.

(c) Hospitals, provided the hospital meets the criteria listed under Section 8 of this Chapter.

(d) Convalescent homes as defined herein, provided the convalescent home meets the criteria listed under Section 8 of this Chapter.

SECTION 5, Title XI, Chapter 1, Section 9, Subsection A is hereby amended to read as follows:

11-1-9: R-E, RESIDENCE ESTATES:

(A) Uses Permitted:

1. One (1) family dwellings of a permanent character, placed in a permanent location, containing not more than one (1) kitchen and used by but one (1) family.

2. The following light agricultural uses: Flower gardening, private nurseries, greenhouses, orchards and aviaries, provided none of the products thus raised are offered for sale on the premises.

3. The raising, keeping and breeding domestic animals as an incidental use, but not for commercial purposes, subject to the following limitations: Not more than three (3) horses or three (3) dogs for each one-half (1/2) acre of land.

4. Accessory Buildings and Accessory Structures:

(a) Accessory buildings and accessory structures may be permitted to occupy a portion of the rear yard when located as provided by Section 6, Subsections (D) and (E) of this Chapter, and further provided, that corrals, stables, aviaries and aparies shall not be closer than twenty-five feet (25') to any other lot line and no more than three (3) horses for each one-half (1/2) acre of land shall be permitted.

(b) Private horses and stables, provided that not more than three (3) horses are stabled for each one-half (1/2) acre of land included in the building site, and provided further, that no stable or corral shall be built closer than fifty feet (50') from any dwelling or one hundred feet (100') from the front lot line.

(c) A single guest house may occupy a portion of the rear yard when located as provided by Section 6, Subsections (D), (E) and (F) of this Chapter.

(d) Tennis courts when located in the rear yard area and set back a minimum of ten feet (10') from the rear and side property lines, providing the screen is not higher than twelve feet (12') and further providing that the screening above the height of six feet (6') is open so as not to restrict light and ventilation.

5. Family-care home, as defined in Chapter 5 of Title II of this Code, provided such facility is approved by the Child Welfare Board and meets all duly adopted standards of such facility.

6. Name Plates and Signs: One (1) name plate for each dwelling unit, not exceeding three square feet (3 sq. ft.) in area, indicating the name of the occupant and permitted occupation. One (1) unlighted single or double-faced sign, not exceeding twelve square feet (12 sq. ft.) in area and located no closer than ten feet (10') to any street and pertaining only to the respective lease, sale or rental of the property on which it is located, and signs not exceeding three square feet (3 sq. ft.) in area warning against trespassing.

7. The following additional uses, subject to the securing of a Use Permit in each case, as provided in Section 24 of this Chapter:

(a) Public and quasi-public uses; churches.

(b) Child nursery or infant nursery, as defined in Chapter 5 of Title II of this Code, provided such facility is approved by the Child Welfare Board and meets all duly adopted standards of such facility.

(c) Hospitals, provided the hospital meets the criteria listed under Section 8 of this Chapter.

(d) Convalescent homes as defined herein, provided the convalescent home meets the criteria listed under Section 8 of this Chapter.

SECTION 6 Title XI, Chapter 1, Section 12, Subsection A is hereby amended to read as follows:

11-1-12: R-2, TWO-FAMILY RESIDENCE DISTRICT REGULATION:

(A) Uses Permitted:

1. All uses permitted in the R-1 District.

2. Two-family dwellings of a permanent character placed in a permanent location.

3. Two (2) detached single-family dwellings, provided all yard and open space requirements of this section are complied with.

4. A family-care home or day nursery, as defined in Chapter 5, Title II of this Code, provided such facility is approved by the Child Welfare Board and meets all duly adopted standards of such facility.

The following additional uses, subject to the issuance of a Use Permit in each case, as provided in Section 24 of this Chapter:

(a) Public and quasi-public uses; churches.

(b) Hospitals as defined in this Chapter, provided the hospital meets the following minimum standards and criteria:

1. Size of Plot: Minimum of one-half (1/2) acre; twenty thousand square feet (20,000 sq. ft.).

(2) Density: Forty (40) hospital beds per acre.

(3) Building Line Setbacks and Height as follows:

a. One (1) Story Structure: (2') high being fifty percent (50%) Twenty-five feet (25') from all property lines.

b. Two (2) Story Structure: Thirty-five feet (35') from all property lines.

c. Three (3) Story Structure: Forty-five feet (45') from all property lines.

d. Four (4) Story Structure: Fifty feet (50') from all property lines.

(4) Off-Street Parking: One (1) space for each patient bed.

(5) Buffer Planting: Minimum of ten feet (10') wide strip of adequately maintained shrub or tree at both sides and rear of property, grown to a minimum height of six feet (6'), or a wall built to approved design, built to a minimum height of six feet (6'), except that the front yard fence or wall shall be erected to a maximum height of four feet (4'), with that portion which is more than two feet (2') high being fifty percent (50%) open.

(6) Access: All hospitals or institutions of this type shall be located either on a major street as defined by the Major Street Plan or on a designated collector street with a minimum pavement width of forty-eight feet (48').

(7) Driveways for emergency vehicles must be located at a minimum of thirty (30') feet from any residential property line.

(c) Convalescent homes as defined herein, provided the convalescent home meets the criteria listed under Section 8 of this Chapter.

SECTION 7, Title XI, Chapter 1, Section 13, Subsection A is hereby amended to read as follows:

11-1-13: R-3, LIMITED, MULTIPLE RESIDENCE:

(A) Uses Permitted:

1. All uses permitted in the R-1 and R-2 District.

2. Multiple dwellings in accordance with the provisions of Subsection (C) of this Section.

3. The following additional uses, subject to the issuance of a Use Permit in each case, as provided in Section 24 of this Chapter:

(a) Public and quasi-public uses; churches.

(b) Hospital, provided the hospital meets the criteria listed under Section 12 of this Chapter.

(c) Convalescent home as defined herein, provided the convalescent home meets the criteria listed under Section 12 of this Chapter.

SECTION 8 Title XI, Chapter 1 of said Municipal Code is hereby amended by adding thereto a new Section, to be designated Section 11.A, to read as follows:

11-1-11.A: R-MH-MOBILE HOME RESIDENCE DISTRICT (Limited to Mobile Home Use Only)

(A) Uses Permitted:

1. Single family occupancy of mobile homes containing not more than one (1) kitchen and occupied by one (1) family. A mobile home shall be defined as a vehicle, other than a motor vehicle, designed or used for human habitation, for carrying persons and property on its own structure and for being drawn by a motor vehicle.

2. Accessory buildings incidental to the use of the property for single family occupancy when located in the buildable area and no accessory building shall be moved or erected on the lot unless the lot contains a mobile home.

(B) Uses Excluded:
All uses other than the single family occupancy of mobile homes.

(C) The following performance standards shall apply to all mobile home sites:

1. Minimum Mobile Home Size: An occupied mobile home shall have a minimum width of ten (10) feet and contain a minimum of four hundred fifty (450) square feet.

2. Required Permits: No mobile home shall be placed upon a lot until all necessary permits, including permits for utility connections, have been issued by the Department of Building and Safety, and no mobile home shall be occupied until an Inspection Permit has been issued by the Department of Building and Safety.

3. Restriction on Use: No more than one mobile home shall be permitted on a lot for occupancy and no more than one additional mobile home may be stored on the same lot provided all utilities are disconnected. Any building attached to the mobile home and used for living purposes shall have interior access and no attached building shall contain kitchen facilities. No living quarters of any kind will be permitted in any accessory building and no residential use of the property shall be permitted unless the lot contains a mobile home.

4. Permanent Attachment: The wheels on a mobile home may be removed and the mobile home may be permanently attached to a footing and foundation in accordance with all requirements of the Department of Building and Safety.

5. Maximum Height: A building height of two story shall be permitted, but in no case shall the height of an accessory building exceed the height of the mobile home except that a ramada may be constructed above the mobile home for roof or shade purposes.

6. Outside Storage: No outside storage will be permitted in the front yard; however, outside storage may be permitted in the side or rear yard if completely screened from view from a public street.

7. Parking: Each mobile home lot shall contain a minimum of two surfaced parking spaces. All drive ways and parking spaces shall be surfaced as required in Section (H) of this Chapter.

8. Independent Mobile Homes: Every mobile home shall have within its interior walls a water closet, a lavatory and a bathtub or shower with interior access thereto.

9. Maintenance: All open areas shall be landscaped and permanently maintained.

10. Fences and Walls: A fence or wall may be constructed on any lot not exceeding a maximum height of six feet (6') above finished grade except that on corner lots the maximum height of the fence or wall shall be determined by the Traffic Engineer to eliminate traffic sight restrictions.

(D) Mobile Home Site Area Required: The minimum mobile home site shall be sixty-five hundred (6,500) square feet with a minimum width of sixty-five (65) feet; however, the lot area may be reduced to six thousand (6,000) square feet and the width to sixty (60) feet, provided the difference in area is accumulated from each lot for a common use area under joint ownership.

(E) Front Yard Required: There shall be a front yard of not less than ten (10) feet in depth, however, in no case shall an accessory building be located closer to the front yard setback line than the mobile home or attached structure.

(F) Side Yard Required: There shall be a side yard of not less than ten (10) feet in width, except on corner lots the side yard on the side street shall be fifteen feet (15') in width.

(G) Rear Yard Required: There shall be a rear yard of not less than ten feet (10') in depth.

(H) Lot Coverage: Maximum lot coverage by the mobile home and accessory structures shall not exceed fifty percent (50%) of the total lot area. The maximum coverage shall be constructed as the total roof area.

(I) Required Yards: All required yards shall not contain any accessory buildings or structures.

SECTION 9. Any person, firm or corporation violating any of the provisions of this ordinance shall, upon conviction thereof, be punished by a fine of not more than \$500.00 and/or imprisonment in the city jail for not more than six months, or any combination of such fine and imprisonment. Every day of such violation shall constitute a separate offense.

SECTION 10. All ordinances or parts of ordinances, sections, subsections, phrases, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED AND APPROVED this 22nd day of October, 1969.

/s/ Oran K. Gragson

ORAN K. GRAGSON, Mayor

ATTEST:

/s/ Edwin M. Cole
Edwin M. Cole, City Clerk

(SEAL)

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 8th day of October, 1969, and referred to the following committee composed of Commissioners Coblenz and Corey for recommendation; thereafter the said committee reported favorably on said ordinance on the 22nd day of October, 1969, which was a regular meeting of said Board; that at said regular meeting the proposed ordinance was read by title to the Board of Commissioners as first introduced and adapted by the following vote:

VOTING "AYE": Commissioners Coblenz, Thornley, Hawery, Corey and Mayor Gragson.

VOTING "NAYE": None.

ABSENT: None.

/s/ Oran K. Gragson

ORAN K. GRAGSON, Mayor

ATTEST:

APPROVED:
/s/ Edwin M. Cole

Edwin M. Cole, City Clerk

(SEAL)

Pub: Oct. 25, Nov. 1, 1969.